LOTS 14 & 15 WOODBOROUGH
PHASE 1 ORB 898-1619,
ORB 791-2287, 873-1652 & WD

MCKEE MICHAEL P/MCKEE MARY E
708 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2027

22-3S-16-02268-214

BUILDING CHARACTERISTICS

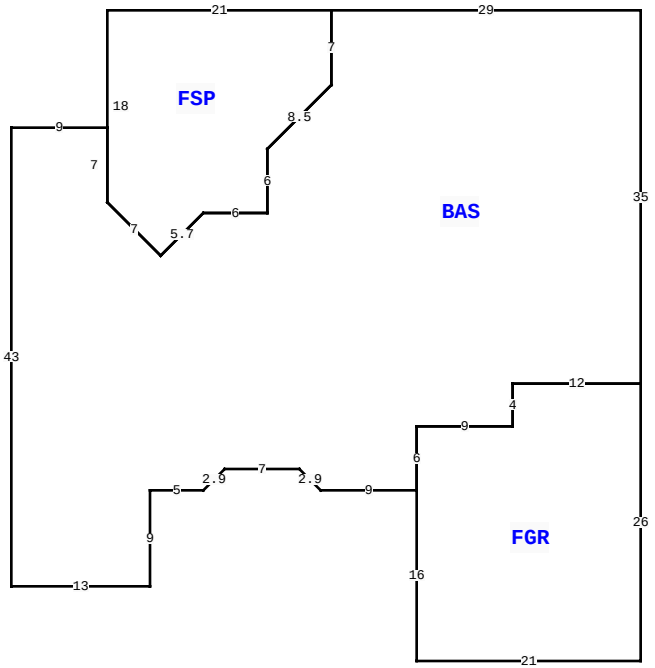
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	09	09
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		22316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,121	100		2,121	233,033
FGR	510	55		280	30,763
FSP	361	40		144	15,821
TOTALS	2,992			2,545	279,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,545	153.6600	169.03	430,181	2001	2001	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 2121 HX Base Yr 2002



708 NW SCENIC LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	279,618
TOTAL MARKET OB/XF VALUE	5,780
TOTAL LAND VALUE - MARKET	39,600
TOTAL MARKET VALUE	324,998
SOH/AGL Deduction	46,836
ASSESSED VALUE	278,162
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	226,751
TOTAL JUST VALUE	324,998
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	330,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052088	Roof Replacement	52,000	01/16/2025
17415	SFR	335	09/12/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1274/0230	5/01/2014	WD	Q	V	03	38,500
GRANTOR: SUZANNE A MCDUFFIE						
GRANTEE: MICHAEL P MCKEE & M						
0898/1619	3/01/2000	WD	Q	V		15,500
GRANTOR: WOODBOROUGH CORP						
GRANTEE: MCKEE'S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 FSP= W21 S18 D5 R5 R4 U4 E6 N6 R6 U6 N7$ S7 D6 L6 S6 W6 D4 L4 L5 U5 N7 W9 S43 E13 N9 E5 U2 R2 E7 R2 D2 E9 FGR= S16 E21 N26 W12 S4 W9 S6$ N6 E9 N4 E12 N35$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	2,099.00	UT	1.50	1.50	100	2001	2001	3	100	3,149	
2	0083	DOCK-LAKE	0	100	0	0	572.00	UT	11.50	11.50	100	2008	2008	3	40	2,631	

LAND DESCRIPTION

TOTAL OB/XF 5,780

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0133	C	SFR LAKE	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.20	99,000.00	19,800.00	19,800							
2	0020	C	VAC/WATER	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.20	99,000.00	19,800.00	19,800							

REVIEW DATE 02/04/2025 BY JS Total Acres: 2.05 Total Land Value: 39,600 Market: 0 Agricultural: 0 Common: 39,600 PRINTED 11/16/2026 BY SYS